

Proposed ARL-Related Amendments to Lewis County Comprehensive Plan,
Land Use Element, Natural Resource Lands Sub-Element

1. The following proposed amendment to page 4-55 of the Land Use Element (added text shown as double underline; deleted text shown as strikethrough) replaces data from the 2002 Census of Agriculture with updated data from the 2007 Census of Agriculture:

Existing Conditions

Lewis County covers 2,449 square miles in Southwest Washington. It includes portions of the Mt. Baker-Snoqualmie and Gifford Pinchot National Forests, including several wilderness areas and portions of the Mount Saint Helens National Volcanic Monument and the Mount Rainier National Park. Approximately one third of the county is included in the national forests. According to the U.S. Department of Agriculture's ~~2002~~ 2007 Census of Agriculture, Lewis County also contains approximately ~~63,000~~ 54,400 acres of total cropland, of which only approximately ~~40,000~~ 37,400 acres is harvested.

2. The following proposed amendment to pages 4-56 and 4-57 of the Land Use Element (added text shown as double underline; deleted text shown as strikethrough) removes reference to soil numerical classes and deletes the list of soils. This information is not needed here, as this policy simply states the County's reliance on the Soils Handbook of the NRCS. Specific reference to soil classification is addressed in Policy NR 1.3.

Agricultural Lands Classifications

Lewis County follows the Land Capability Classification System of the U.S. Department of Agriculture Handbook No. 210 and its successor guidebooks as its classification system. The classes of agricultural lands are based upon consideration of growing capacity, productivity, and soil composition. In further defining categories of agricultural lands of long-term commercial significance, the reference standard is the use of the classification of prime and unique farmland soils as mapped by the Natural Resource Conservation Service (NRCS), USDA. ~~For Lewis County, prime agricultural soils in Classes 1, 2e, 3e, 3s and 3w are considered prime soils suitable for consideration as agricultural lands of long-term commercial significance. These soils are identified as follows:~~

Soil Name	Classification	Soil Name	Classification
Doty silt loam	4	Benham cindery sandy loam	3e

Proposed ARL-Related Amendments to Lewis County Comprehensive Plan,
Land Use Element, Natural Resource Lands Sub-Element

Mossyrock—silt loam	1	Demell—sandy loam	3e
Boisfort clay loam	2e	Xerorthents, spoils	3e
Centralia loam	2e	Newaukum gravelly silt loam	3e
Centralia—variant loam	2e	Winston—gravelly loam	3e
Ginebar silt loam	2e	Greenwater loamy sand	3s
Cispus—cindery sandy loam	2e	Indianola—loamy sand	3s
Ferteg silt loam	2e	Nisqually—loamy sand	3s
Melbourne loam	2e	Chehalis silt loam	3w
National—cindery sandy loam	2e	Chehalis silt clay	3w
Nesika loam	2e	Cloquato silt loam	3w
Olequa silt loam	2e	Newberg—fine sandy loam	3w
Olympic silty clay loam	2e	Prather silty clay loam	3w
Salkum silty clay loam	2e	Puyallup—fine sandy loam	3w
Wilkeson loam	2e	Sauvola silty clay loam	3w
Winston—gravelly loam	2e	Siler fine sandy loam	3w
Winston loam	2e	Siler silt loam	3w

- The following proposed amendment to page 4-60 – 4-63 of the Land Use Element (added text shown as double underline; deleted text shown as strikethrough) revises policy NR 1.3 to more accurately reflect the ARL designation process as revised to achieve compliance with the GMHB Compliance Order.

Natural Resource Lands Goals, Objectives and Policies

NR GOAL

Maintain agricultural, commercial timber production, mineral resource extraction lands and their ancillary uses.

Objective NR 1

Identify and conserve resource lands supporting agriculture, forest, and mineral extractive industries.

Proposed ARL-Related Amendments to Lewis County Comprehensive Plan,
Land Use Element, Natural Resource Lands Sub-Element

- Policy NR 1.1** The Lewis County Resource Lands Ordinance will be revised to be consistent with the provisions of this plan.
- Policy NR 1.2** The County should protect the interests of land-owners who wish to continue the practice of management of natural resources.
- Policy NR 1.3** Designate agricultural lands of long-term commercial significance as follows:
1. Identify lands that are primarily devoted to the commercial production of ~~agriculture~~ agricultural products enumerated in RCW 36.70A.030(2) of the Growth Management Act;
 2. Identify lands that are classified as having prime ~~agricultural farmland~~ soils of Classes 1, 2e, 3e, 3s and 3w as determined by the National Resource Conservation Service (NRCS), that occupy a significant portion of the parcel; Prime farmland soils include soils classified by NRCS as “prime farmland,” “prime farmland if drained,” “prime farmland if drained and either protected from flooding or not frequently flooded during the growing season,” and “prime farmland if irrigated.” (NRCS maintains a list of soil mapping units that meet the criteria for prime farmland. 7 CFR 657.4.)
 3. Lands with soils that are classified by NRCS as “prime farmland if drained” or “prime farmland if irrigated” are presumed to be drained or irrigated in the absence of evidence to the contrary;
 4. Identify lands that have non-soil dependent agricultural uses, such as poultry, Christmas tree, horticulture, and fish hatchery operations;
 - 3 5. Consider the combined effects of proximity to population areas and the possibility of more intense uses of the land as indicated by:
 - (a) The availability of public facilities;
 - (b) Tax status;
 - (c) The availability of public services;
 - (d) Relationship or proximity to urban growth areas;
 - (e) Predominant parcel size (20 acres is considered a suitable predominant parcel size for commercial agriculture);
 - (f) Land use settlement patterns and their compatibility with

Proposed ARL-Related Amendments to Lewis County Comprehensive Plan,
Land Use Element, Natural Resource Lands Sub-Element

agricultural practices;
(g) Intensity of nearby land uses;
(h) History of land development permits issued nearby;
(i) Land values under alternative uses; and
(j) Proximity of markets.

- Policy NR 1.4** Resource use, particularly agricultural and timber uses and accessory uses, are encouraged in all rural areas.
- Policy NR 1.5** Conservation of lands based on soil characteristics does not maintain and enhance non-soil dependent agricultural activities, such as poultry production. Non-soil dependent agricultural activities should be maintained and enhanced through development regulations and, where appropriate, designate as agricultural lands of long-term commercial significance, rather than land use designations.
- Policy NR 1.6** Some parcels may contain both prime soils and soils that are poor or otherwise not suitable for agricultural purposes. Provisions should be made to allow land owners to redesignate that portion of the parcel containing soils that are poor or otherwise not suitable for agricultural purposes.
- Policy NR 1.7** The County recognizes that the USDA soils maps may contain mapping errors. Provisions should be made to allow landowners to request redesignation of such lands from agricultural resource lands to a more appropriate land use designation. Such provisions should require that the landowner demonstrate that the USDA soils map is in error for the landowner's parcel.
- Policy NR 1.8** The County encourages the multiple use of forestland. Multiple use management acknowledges the primary use and provides for other compatible uses. These uses may include air and water quality, fauna, flora and their habitats, viewsheds, watersheds and dispersed recreation.
- Policy NR 1.9** The County supports and encourages the maintenance of forest lands in timber and current use property tax classifications consistent with RCW 84.28 (Property Taxes – Reforestation Lands), 84.33 (Property Taxes – Timber and Forest Lands), and 84.34 (Property Taxes – Open Space, Agricultural, and Timber Lands – Current Use Assessment – Conservation Futures).
- Policy NR 1.10** The County discourages the establishment or expansion of

Proposed ARL-Related Amendments to Lewis County Comprehensive Plan,
Land Use Element, Natural Resource Lands Sub-Element

special purpose taxing districts and local improvement districts in
lands designated Natural Resource Land Use.

- Policy NR 1.11** The County endorses the concept of cooperative resource management as developed in the Washington State Timber, Fish, and Wildlife agreement, which is an agreement among industrial timber landowners, environmental groups, state resource agencies, Indian tribes, and counties for managing the state's public and private timberlands and public resources.
- Policy NR 1.12** Land Use activities within or adjacent to Natural Resource Land uses should be sited and designed to minimize conflicts with resource management and other activities on natural resource land.
- Policy NR 1.13** Resource management activities performed in accordance with county, state, and federal laws should not be subject to legal action as public nuisances.
- Policy NR 1.14** The maximum residential density on commercially significant agricultural resource lands is one unit per 20 acres.
- Policy NR 1.15** The maximum residential density on primary forest resource lands is one unit per 80 acres.
- Policy NR 1.16** The maximum residential density on designated mineral resource lands is one unit per 10 acres.
- Policy NR 1.17** Agriculture (including ranching), forestry and mineral resource related activities should be conducted in a manner that will minimize their adverse impacts on water quality, habitat, and other environmentally sensitive areas.
- Policy NR 1.18** Mineral extraction sites should be restored in a fashion consistent with Washington and Lewis County laws and regulations.
- Policy NR 1.19** The County shall consider adopting "right-to-farm", "right to forestry", and "right-to-mine" ordinances to protect these land uses from nuisance lawsuits brought about by changing land use patterns.
- Policy NR 1.20** It is the responsibility of any new incompatible land use to appropriately buffer itself from any existing forestry, agricultural,

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(no changes from 3/31/09 – 4/1/09 public hearing version)

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or mineral resource lands.